



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Provide direction with regard to a request by Councilmember Johnson to discuss the future use of the Maintenance Shop at Hutchins Street Square and **its** possible use as a Hospice facility.

MEETING DATE: March 29, 2006

PREPARED BY: City Manager

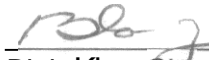
RECOMMENDED ACTION: Council direction requested. A number of alternative courses of action exist including research, communicating with the Lodi Memorial Hospital, communicating with the Hutchins Street Square Foundation Board, no action, and others.

BACKGROUND INFORMATION: On February 15, 2006, Councilmember Johnson noted that the Hutchins Street Square Foundation Board minutes for the meeting of January 17, 2006 reflected a discussion of transforming the maintenance shop at Hutchins Street Square into a Hospice house. Councilmember Johnson asked that the Council review this proposal at a future Council meeting prior to the Foundation investing time and effort into the proposal. Consistent with past practice, staff has placed this request before the Council for direction.

The minutes for the January 17, 2006 Hutchins Street Square Foundation Board are attached.

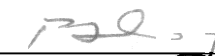
FISCAL IMPACT: Fiscal impacts, if any, related to a Council discussion topic are unknown.

FUNDING AVAILABLE: Not Applicable



Blair King, City Manager

Attachment

APPROVED: 

Blair King, City Manager

MEETING MINUTES
Hutchins Street Square Foundation
Tuesday, January 17, 2006

The regularly scheduled meeting of the Hutchins Street Square Foundation Board was held in Crete Hall and called to order at approximately 12:20 p.m. by Vice Chair Jeff Kirst.

Members present: Bud Adams, Daphne Felde, Julia Gillespie, Jeffrey Kirst, Charlene Lange, and Phil Lenser; Senior Advisors: Dr. Norman King and Oneta Lange

Staff: Director Tea Silvestre, and Administrative Secretary Linda McEnerney

Absent: Brad Alderson, Dennis Bennett, John Ledbetter, Carol Meehleis, and Chuck Simpson; and Senior Advisor Bruce Burlington

The following items were discussed:

1. Minutes – The December 6, 2005, minutes were approved as presented.
2. Fundraising
 - a. 2005 Gala – A final budget was provided showing a profit approximately \$25,000 **less** than last year. There is a discrepancy in the amount showing as the purchase price for the Spanish Dinner live auction item and the amount actually realized as there were **fewer participants** than originally thought. Charlene Lange said she'd work that out with the Foundation's Administrative Secretary and that **she** didn't expect many expenses. Staff has been unable to account for 7 of the 37 centerpieces available for purchase at the Gala. Pictures taken by Mary Sibert Photography were circulated.
 - b. Pinocchio final budget figures show a net profit of \$1,120.
 - c. Joni Morris and the After Midnight Band – Tea advised the Board that the Lodi News Sentinel has advertising copy for the remaining shows in the 2005-06 season series and has been asked to contact the Foundation's Administrative Secretary for placement dates. The Board is happy with the format and placement currently being used. Ads with the Stockton Record were discontinued due to cost and lack of effectiveness. Jeff Kirst and John Ledbetter will work out handling of the announcing for this show and discuss with the Board whether or not to continue the Corporate Members' bar as it was not used during the first two shows of the series. The Board-manned information table and donation box in the rotunda will be discontinued for the remaining performances this season as it wasn't well-received by the public.
 - d. Hotel California – see c. above.
Tea reported ticket sales to date of approximately 450 for Joni Morris and approximately 300 for Hotel California.
 - e. **Memberships/Donation/Memorials/Bricks** – Tea pointed out the increase in memberships for December and attributed it to the request-for-donation letter worked up by the Fund Raising Committee and sent out in December.
3. Director's Report
 - a. Nonprofits' Insurance Alliance of California provided a quote for coverage of on- and off-site **Foundation-**sponsored events (based on average number of events per year) at \$990 without terrorism coverage or \$1,001 with terrorism coverage. Board's decision was to go with the quote including the terrorism coverage. Tea will contact the Nonprofits' Insurance Alliance of California to confirm that there is no deductible and to request a full copy of the policy.
 - b. A copy of an article on getting **members/donors** to renew was provided to the Board for information.
 - c. A copy of the Council Communication on rental fee adjustments, scheduled for the January 18, 2006, City Council meeting, was included for the Board. The proposal, to offer renters discounts Sunday through Wednesday (our slow days), was recently presented by Tea to the City's Budget Committee for review. Proposed discount would bring Delta Blood Bank's fee in line with the fees paid by others.
 - d. **Maintenance Issues**
 - i. The main motor on the pool pack went out and is being replaced today (approximate cost \$2,000) which could cause other worn parts to die. Donnie is looking for info on costs.
Leak by Kirst Hall and Cottage Room is being watched. The drain pipe was moved in the hope of solving the Problem.
4. Other Business – During the course of the meeting, the following items were discussed:
 - a. A community center is being discussed for DeBenedetti Park as part of the **Frontier development** in the Lower Sacramento Road and Harney Lane area.
 - b. Char asked if staff had received any inquiries about our pool after the announcement of the closing of the Easter Seals' pool. No inquiries have been received but Tea said the Easter Seals' pool was kept warmer which could prevent their clients' use of the HSS pool. Increasing the temperature of our pool would require increased cleaning.
 - c. Char asked that relocation of the Foundation's Administrative Secretary to an area with more work space and less chance of overlap with City (departmental) work be put on a future agenda for discussion.

- d. Maintenance Shop – Char would like to *see* the Foundation finish the corner where the shop is located and possibly partner with Hospice of San Joaquin to turn the shop into a hospice house similar to the one in Stockton. **She** feels it fits the Square's mission, would be beneficial to Lodi's large senior population, and proposed having a couple of Hospice representatives talk to the Foundation Board. **It's** likely that Stockton's plans, done by **Wenell Mattheis** Bowe, could be used by Lodi. It's also possible that Hospice would run the Lodi facility once it's built by Foundation. Guesstimated cost of \$1,000,000 with possible City cooperation with fees and hookups. Space would need to be left for maintenance. Basketball court would probably be taken up by parking. **Jeff** asked that this be discussed at a future meeting when more of the Board are present. Possible **use** of **Community** Development Block Grant (CDBG) funds. Char will ask more questions and bring info to a future meeting.

- e. The Board presented Tea with parting gifts as her last day on staff will be Wednesday, January 25, 2006.

Tea told the Board how much she has enjoyed her work at **Hutchins** Street Square.

At 12:45 p.m., the meeting was adjourned to a closed session of Foundation Board members only. **The next regularly scheduled Board meeting will be Tuesday, February 7, 2006, at 12 noon in Thomas Theatre.**

Reviewed by Tea Silvestre
Linda McEnerney
Administrative Secretary

cc: City Manager)
City Council } all via email
City Clerk }